
Tysons Corner Interim Metro Parking

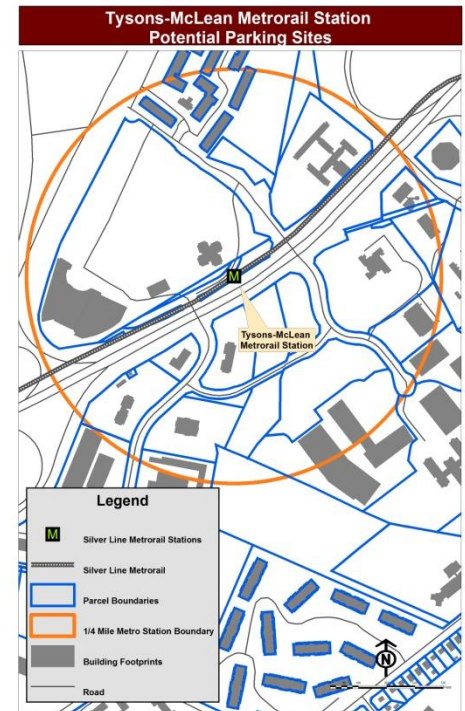
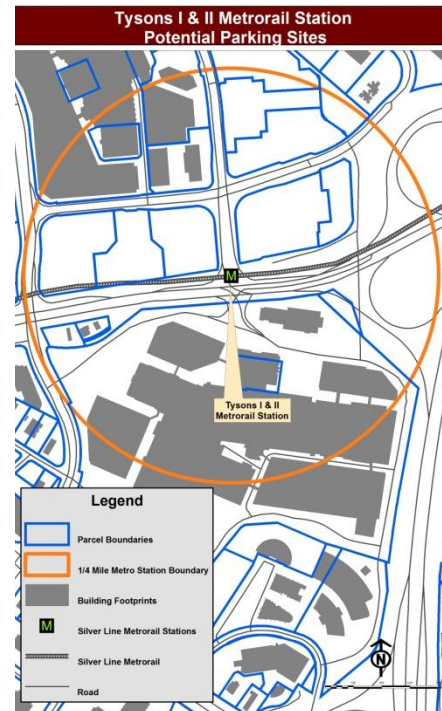
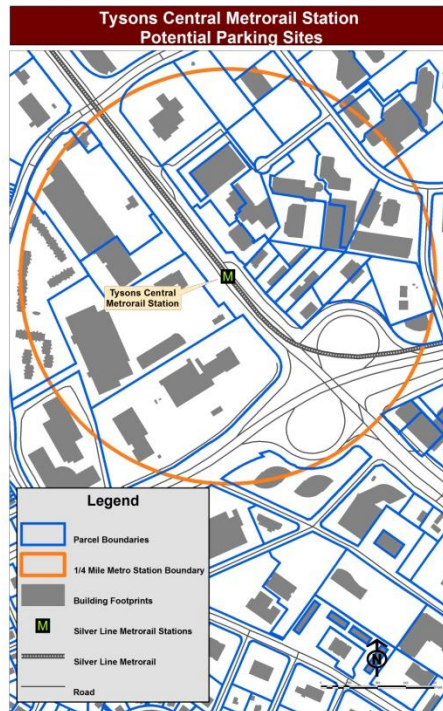
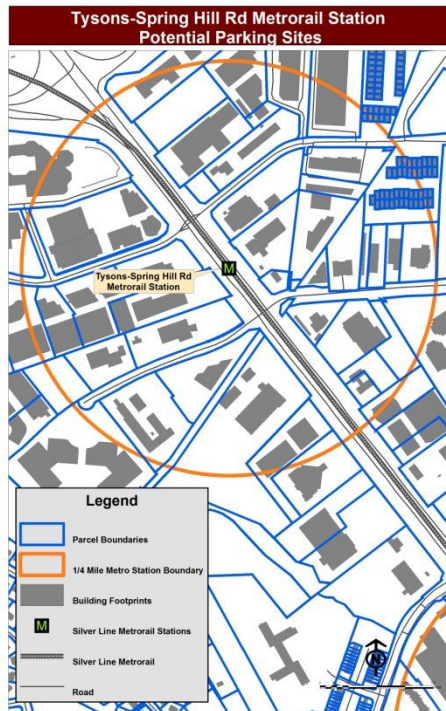
Planning Commission Tysons Committee

June 29, 2011

Background

In its June 22, 2010 approval of the Tysons Comprehensive Plan amendment, the Board of Supervisors approved a number of Follow-On motions. Interim commuter parking at the four new Metrorail Stations in Tysons is addressed in Motion 14 which states “The Board directs staff to explore options for providing **commuter parking** at Metrorail station(s) in Tysons Corner on an **interim** basis until Tysons development reaches a level where such commuter parking is not practical or desirable.”

¼ Mile Boundary Around Each Metrorail Station



Criteria for Identifying Potential Sites

- Used GIS and aerial photography to identify parking lots, parking garages and vacant parcels located within ¼ mile of a Metrorail Station.
- Potential lots and garages were identified based on the number of empty spaces observed during the site visit. If 50 or more spaces were vacant during the site visit, the lot, garage or parcel was noted as being a potential site for interim Metrorail parking. Vacant parcels were identified based on the amount of undeveloped land as well as the topography of a site.

(Sites with fewer than 50 available parking spaces may be considered for interim Metrorail parking outside of this analysis.)

30 Sites Visited

25 Potential Lots, Garages or Parcels

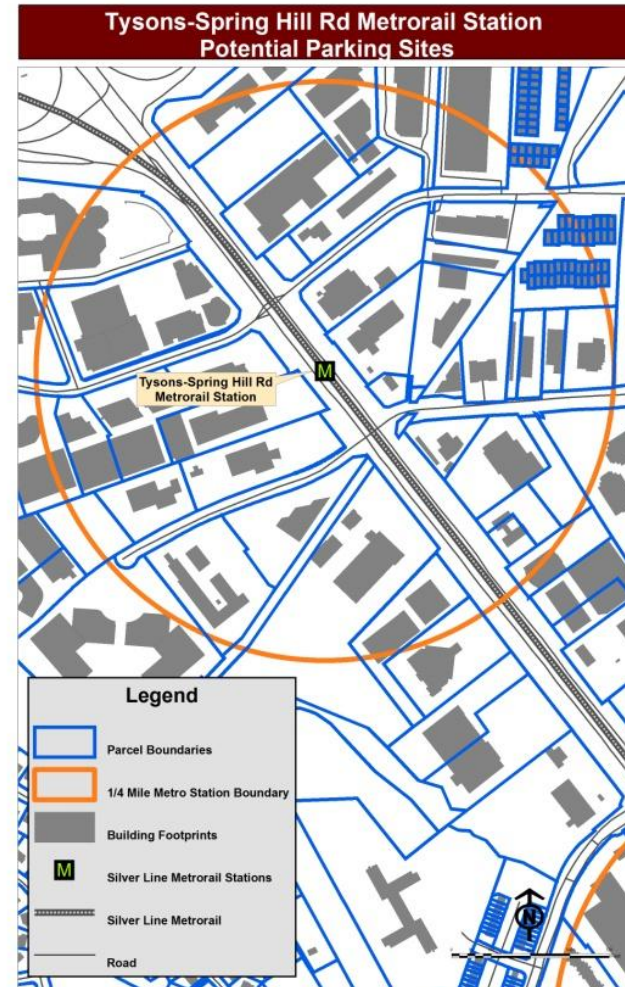
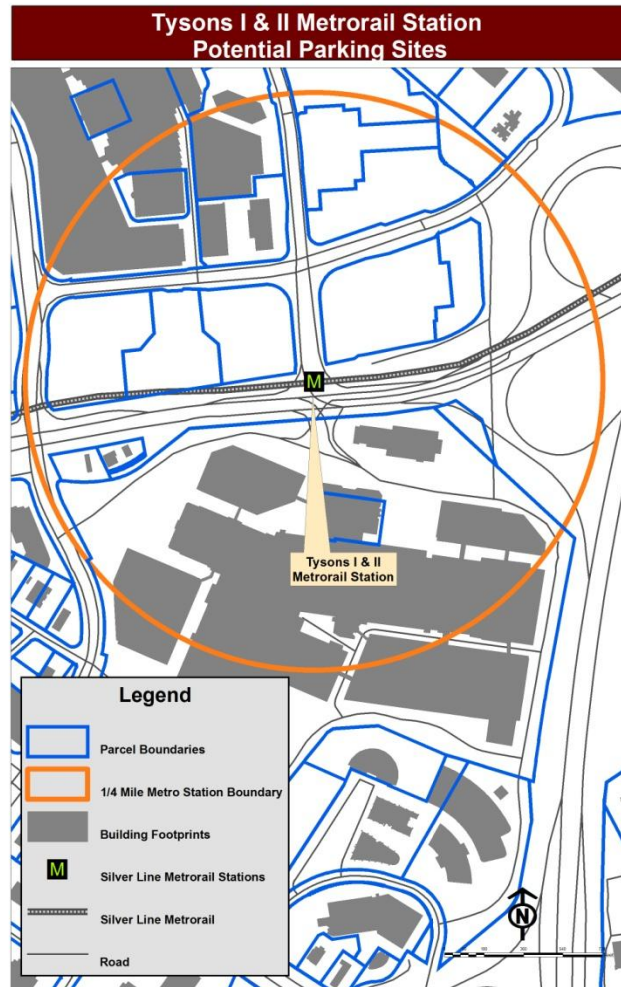
Tysons-Spring Hill Road Metrorail Station: 3 Sites

Tysons Central Metrorail Station: 6 Sites

Tysons I & II Metrorail Station: 11 Sites

Tysons McLean Metrorail Station: 5 Sites

Currently Focusing On



Zoning for Interim Parking

- Commercial Parking Lot
 - By Right in C-4 thru C-8
 - By SE in C-3; I-2 thru I-6
 - PDC, PRM, PTC when shown on approved DP or by SE
 - All Regulatory Approvals Needed
- Public Commuter Park & Ride Lot Agreement with County
 - Agreement can include any conditions agreed to by both parties

(Preferred Option)

Recommendation

- Pursue two or three sites, to accommodate approximately 500 to 1,200 parking spaces, with a commuter parking agreement
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